

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**May 16, 2000
MEETING NO. 00-05**

APPLICATION : HDC00-0164

DATE FILED: April 24, 2000

APPLICANT: Frank Lenihan,
property owner
16 Wall Street

PROPERTY DESCRIPTION: 16 Wall Street (the Gude Cottage) was built in 1892 and is a private residence. It is a vernacular Queen Anne style house with distinctive period ornamentation. It is located within the West Montgomery Avenue Historic District.

PREVIOUS ACTIONS AT THIS ADDRESS:

HDC97-0095 Installation of an air conditioning system - approved
HDC96-0079 Roof replacement - approved
HD-194-88 Construction of screened porch at rear (southeast corner) of property - approved

REQUEST:

The applicant has replaced four broken windows on the rear addition of the house (which is used as a mudroom/laundry room) with new vinyl windows and requests a Certificate of Approval.

STAFF COMMENTS/RECOMMENDATIONS:

Staff recommends approval of HDC00-0164 as the new windows are located in a rear addition that is not part of the original house and is only partially visible from the public way. The existing windows were broken and in need of replacement. The replacement windows are a six-over-one configuration and more appropriate than the replaced six-over-six configuration. The new windows are energy-efficient which is important because the room is not heated. The owner did not obtain a Certificate of Approval from the HDC prior to installing the windows and is applying for one retroactively.

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

This house is historically and architecturally significant for its representative design elements characteristic of the Victorian era. The decorative and distinctive treatment of the structure, including the porch brackets and gable pediments, provide an interesting sample of detailing associated with Victorian architecture. Architecturally, the house is in near original condition.

This house was one of several residences along Wall Street to be owned by the first generation of young commercial and professional leaders of Rockville. One of the previous owners, Edward Stedman Prescott, was a Maryland state senator and a circuit court judge. The house is commonly known as the Gude Cottage for its long association with the Adolph Gude family, owners of the Gude landscape nurseries in Washington, D.C. and Montgomery County. The Gude family owned the house from 1945 to 1978.

2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.

The Gude Cottage faces west on Wall Street between West Montgomery Avenue and Potomac Street. There are several mature trees and shrubs on the lot. An asphalt driveway extends from Wall Street to a gable-roofed frame garage along the northern side of the lot.

The replacement windows are located in the rear (northeastern side) of the house in a small single-story enclosed porch that was not part of the original structure. The enclosed porch and the windows are concealed from the street on the south side by a screened porch. Only one of the windows is visible from the street on the north side. The six-over-one configuration of the new windows better matches the one-over-one and two-over-two window configuration of the main house. The new windows are the same color as those in the main house and do not have any adverse impact on the house.

3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.

The replacement of the windows on the enclosed porch was necessary due to excessive deterioration. The scale, arrangement, and proportion of the replacement windows are compatible with those of the main house.

The replacement windows are vinyl and were chosen by the owner for their energy efficiency and their design compatibility with the rest of the house. According to the "Guidelines for Historic Property Owners – Windows and Doors", synthetic materials may be acceptable if other requirements are met.

4. To any other factors, including aesthetic factors, which the Commission deems to be pertinent.



Window replacement work in progress.



View of rear porch following window replacement.